Upright Johns Creek Fencing

Johns Creek fence planning checklist

For a new or replacement fence or gate in Johns Creek and north Fulton. Work through each section before anyone digs, and keep the finished sheet with your HOA approval and estimate.

Where the line is

An old fence, a hedge or a mowing line is not proof of the property line. Settle the line first, because the site plan, the permit and the HOA review all build on it.

- [ ] Find the recorded plat for the lot, usually in your closing papers.
- [ ] Look for the iron pins at the corners. If they cannot be found, or the line is in doubt, a Georgia registered land surveyor can mark it.
- [ ] Note any easements on the plat, such as drainage, sewer or utility easements, before drawing the fence across them.

The HOA

Many Johns Creek subdivisions have an architectural review committee. Its approval is separate from the city permit; one does not replace the other.

- [ ] Read the covenants and architectural guidelines for height, style, material, color and placement.
- [ ] Submit a site plan and a picture or drawing of the fence style.
- [ ] Keep the committee's written approval with your records, and start the review early; committees meet on their own schedules.

The city permit and local rules

The City of Johns Creek requires a fence permit to put up a new fence and to replace an existing one, applied for online with a site plan. Nearby cities each have their own rules.

- [ ] Confirm the height allowed for your yard, and any limits near corners where a fence could block sight lines.
- [ ] Along property lines, plan for the finished side of the fence to face the neighbor (confirm with the city).
- [ ] In single-family subdivisions, wire or plastic fencing, including chain link, is not allowed along a street (confirm with the city).
- [ ] Outside Johns Creek, check the city: some nearby cities restrict vinyl or require chain link to be vinyl-coated and kept to side and rear yards.
- [ ] For a pool, the barrier is reviewed with the pool permit under Georgia's adopted pool and spa code.

Before anyone digs

Georgia law requires a Georgia 811 locate request before digging with mechanized equipment, including a powered post-hole auger, and a wait of at least 3 business days for marks. A normal request lasts 30 calendar days.

- ☐ Make sure the locate request is in and every utility has responded before the first hole.
- ☐ Mark private lines yourself: irrigation, landscape and pool lighting, invisible dog fence wire, and lines to sheds or pool equipment. Georgia 811 does not mark them.
- ☐ Keep paint marks and flags visible until the posts are set.

Source: Georgia 811 excavator manual

What every estimate should spell out

Comparing quotes is easier when each one answers the same questions.

- ☐ Material, height, style and post type, size and spacing.
- ☐ How posts are set: depth, gravel base and concrete, and what happens if rock turns up.
- ☐ Each gate: width, swing, hardware and how the hinge post is supported.
- ☐ How the fence handles slopes: racked or stepped, and how gaps are closed.
- ☐ Tear-out and disposal of the old fence.
- ☐ Who handles the site plan, the HOA submittal, the city permit and the Georgia 811 request.

Fill in before you call

A few facts make the first conversation much more useful.

Property address and ZIP

Rough length of the line

Material, style and height you want

Number and width of gates

Flat, some slope, or steep

Old fence to remove: yes or no

HOA: name and any guideline you have

Dog, pool or both

Private lines you know of

Any deadline: sale, pool inspection, HOA meeting

This checklist is general information, not a survey or legal advice. Height limits, permits and fees are set by each city and can change, and HOAs set their own rules. Keep people away from a fence that is leaning or falling, and contact Georgia 811 before digging with powered equipment.